

LAND FOR SALE

With development potential



Former Quarry Garage, Wakefield Road Pontefract, WF8 4HN

- 171 sq yds
- Main road location
- Single car parking space
- Gas and electricity services on site
- Close to Pontefract Town Centre



DESCRIPTION

This is a derelict property either in need of full refurbishment or to be demolished. Interested parties should make their own enquiries with regards to any forward planning that may be required, moving forward with this project. Interested parties should note that as this site is in a dangerous condition, they should not enter unless having being granted permission to do so.

LOCATION

The property occupies a very visible location fronting onto Wakefield Road, close to the centre of Pontefract.

ACCOMODATION

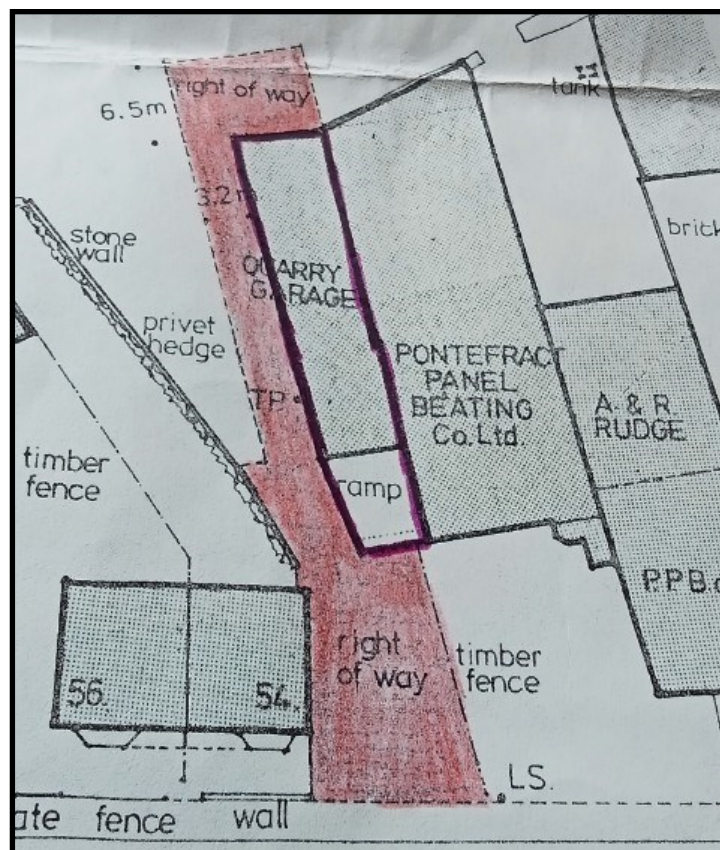
Site area

Frontage - 16ft

Site depth - 72 ft

Total site area = 171 sq yds

SITE PLAN



The area shaded red indicates right of way.

PRICE

Offers over £25,000

RATES

We understand from the VOA website that the property has a rateable value is awaiting assessment. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT is not subject at the standard rate,

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Emily Rogerson will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated March 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.